

PLAN ID: MIDTOWN COTTAGE - Option 1 Single-Story

DESCRIPTION:

1 LEVEL 1 BED 1 BATH 512 SQ. FT.

APPLICABLE CODES:

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE



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A0 GENERAL INFORMATION

A1 FLOOR PLANS

A2 EXTERIOR ELEVATIONS & BUILDING SECTIONS

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CODE RESEARCH



MIDTOWN COTTAGE  
Option 1 Single-Story  
BRYAN, TEXAS

JOB NO.
180012
ISSUE DATE
8/25/20
CD

REVISIONS

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SHEET
COVER



Wall Bracing Simplified

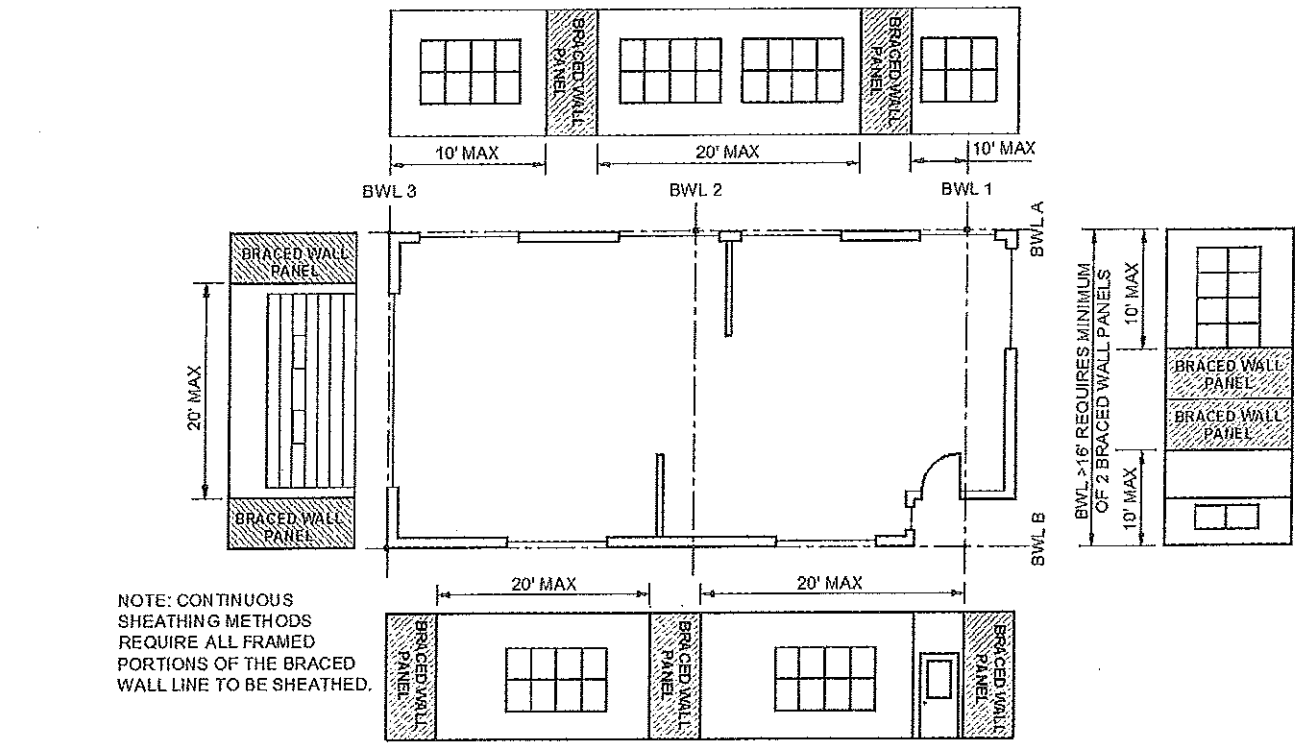
The following options are for narrow wall bracing adjacent to door / window openings and when a 4' braced panel cannot be achieved within 10' of building corners and every 20' of wall length:

Option #1:

Continuous sheathed method (CS-G) R603.10.4:

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 10' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

WALL CONSTRUCTION



For ST: 1 inch = 304.8 mm.

FIGURE R602.10.2.2  
LOCATION OF BRACED WALL PANELS

Wall Bracing Simplified

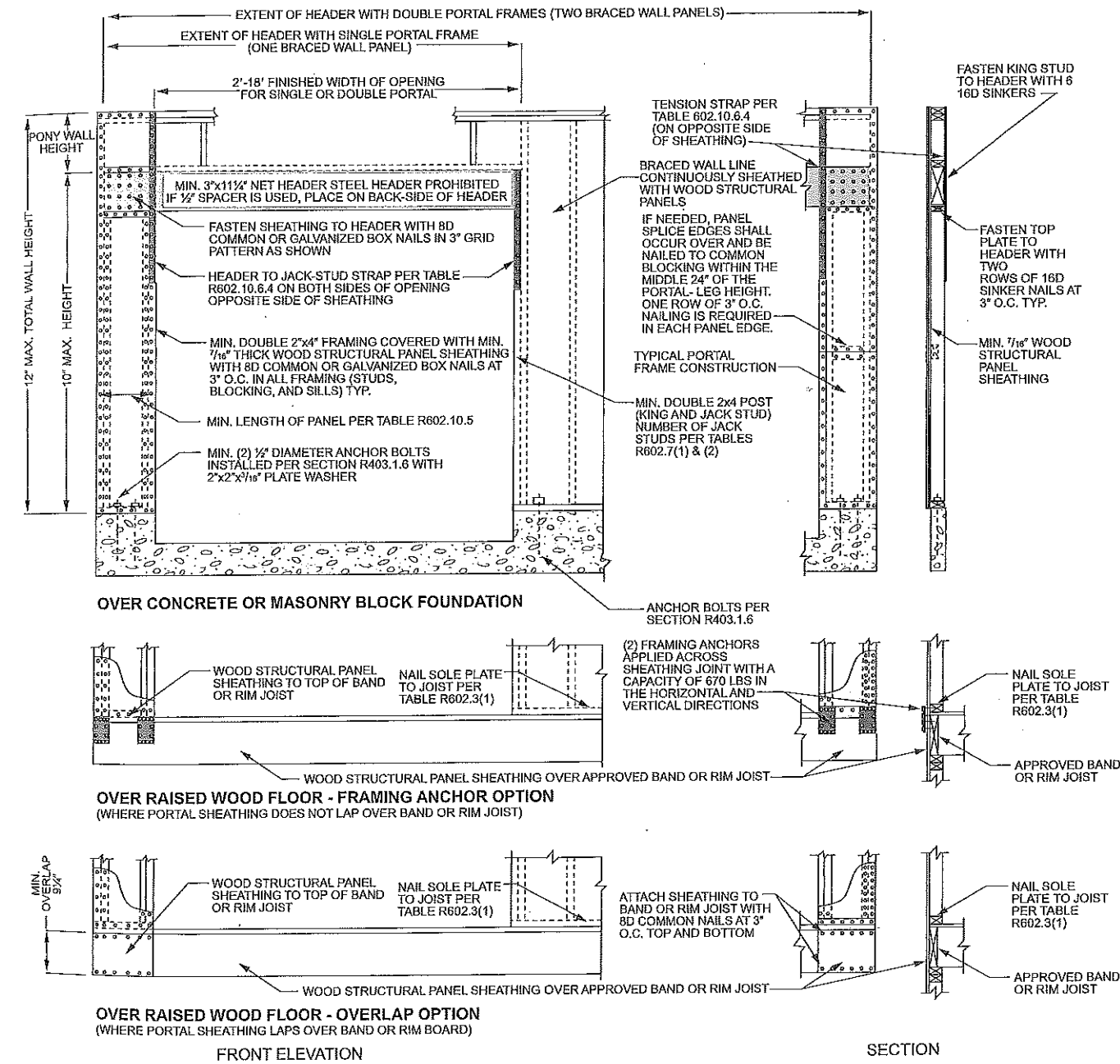
Option # 5

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

- 8' plate = 16" wide braced wall panel
- 9' plate = 18" wide braced wall panel
- 10' plate = 20" wide braced wall panel
- 11' plate = 22" wide braced wall panel
- 12' plate = 24" wide braced wall panel

\*Special straps required per Figure R602.10.6.4

\*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4  
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Wall Bracing Simplified

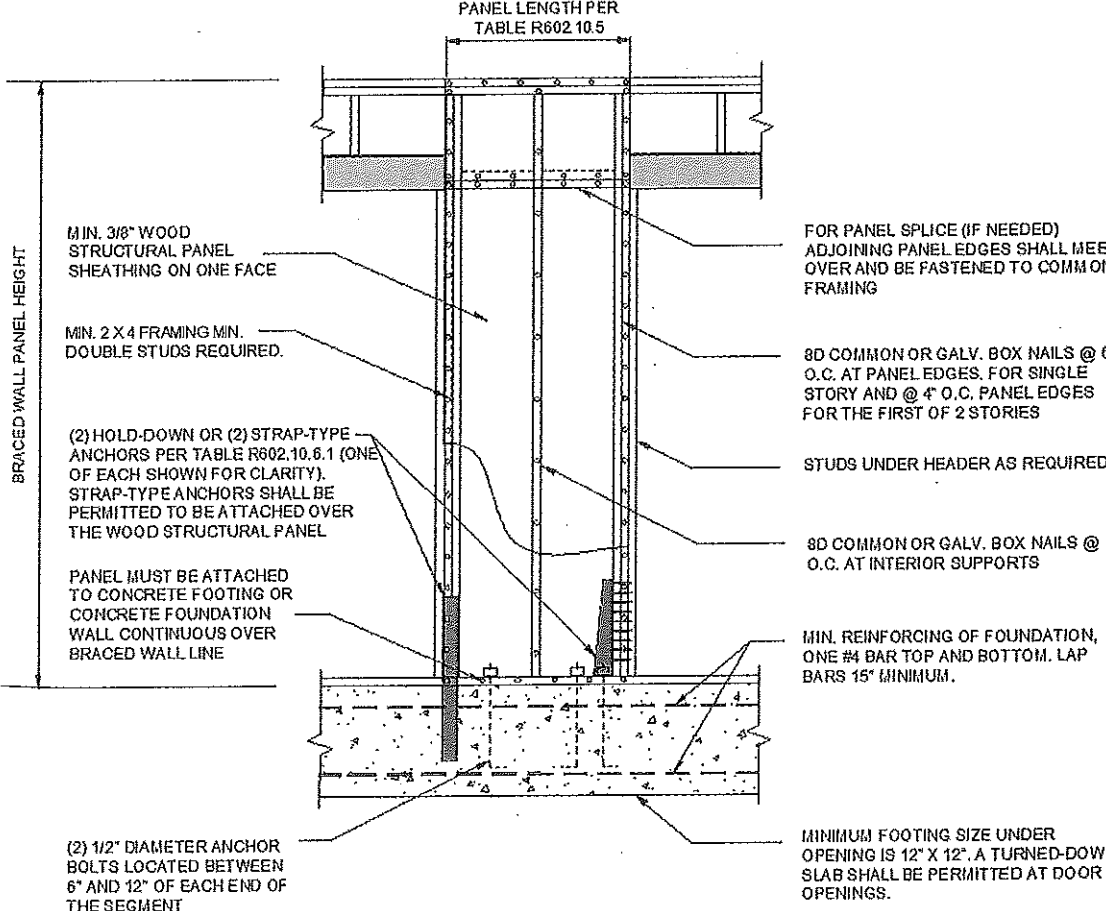
Option #2:

Alternate Braced Wall Panel (ABW) 602.10.6.1:

- 8' plate = 28" wide braced wall panel
- 9' plate = 32" wide braced wall panel
- 10' plate = 34" wide braced wall panel
- 12' plate = 42" wide braced wall panel

\*Special straps required per Figure R602.10.6.1

\*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm.

FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL

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Wall Bracing Simplified

Option #3:

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

- 8' plate = 16" wide braced wall panel
- 9' plate = 16" wide braced wall panel
- 10' plate = 16" wide braced wall panel
- 11' plate = 18" wide braced wall panel
- 12' plate = 20" wide braced wall panel

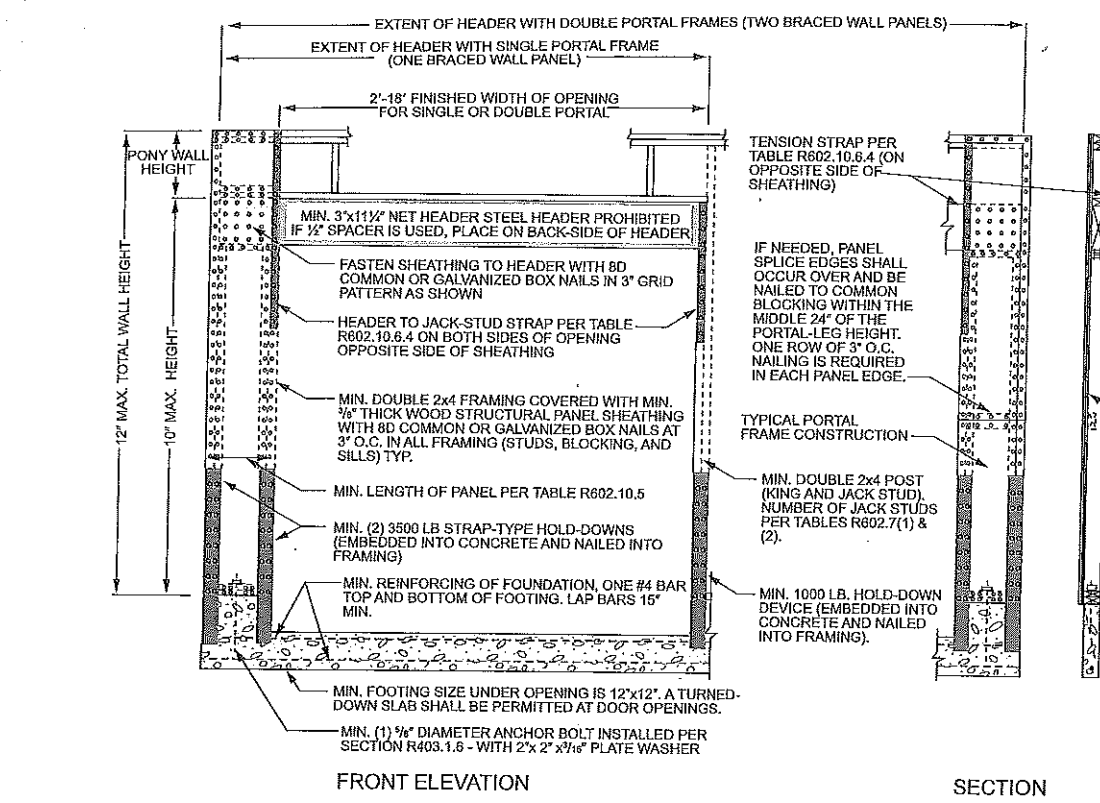
Two story:

- 8' plate = 24" wide braced wall panel
- 9' plate = 24" wide braced wall panel
- 10' plate = 24" wide braced wall panel
- 11' plate = 27" wide braced wall panel
- 12' plate = 29" wide braced wall panel

\*Special straps required per Figure R602.10.6.2

\*Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2  
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

Wall Bracing Simplified

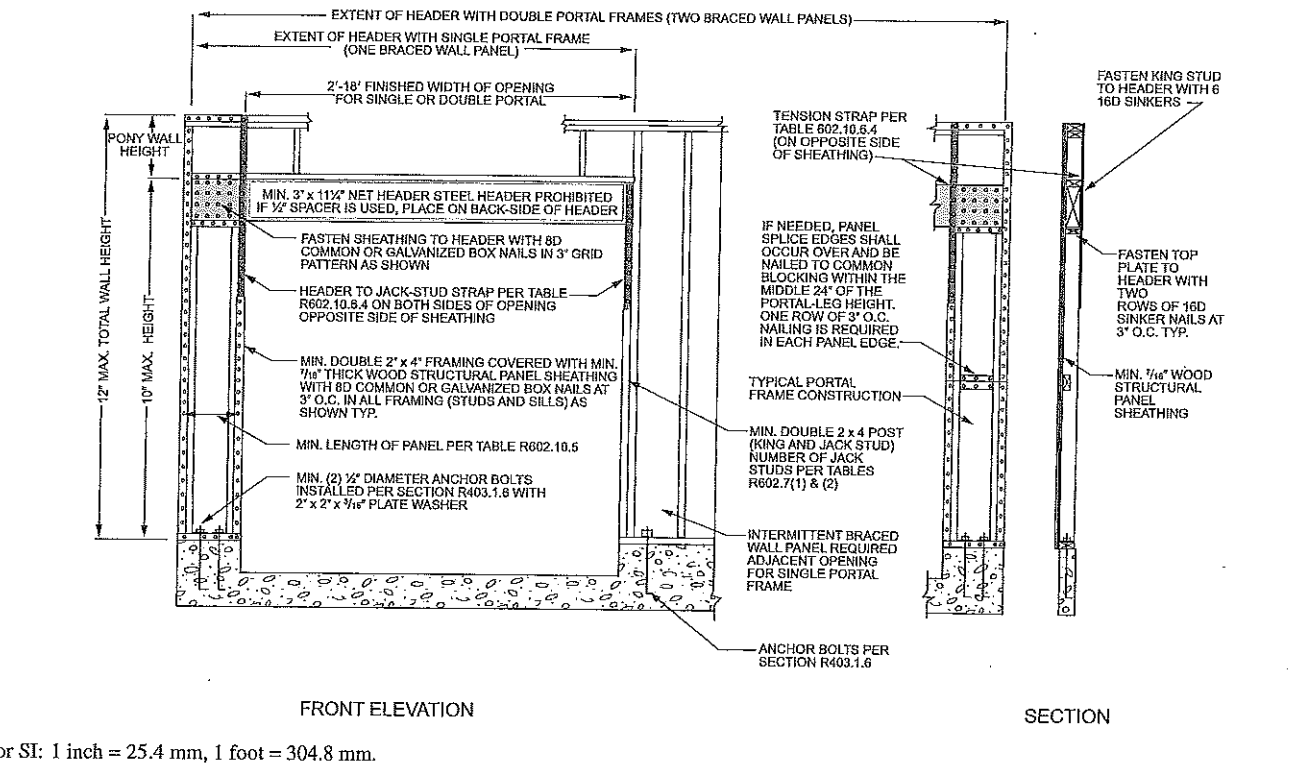
Option #4:

Portal Frame at Garage Opening (PFG), R602.10.6.3

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 11' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

\*Special straps required per Figure R602.10.6.3

\*Braced wall panels within 10' of corners and every 20' on wall length

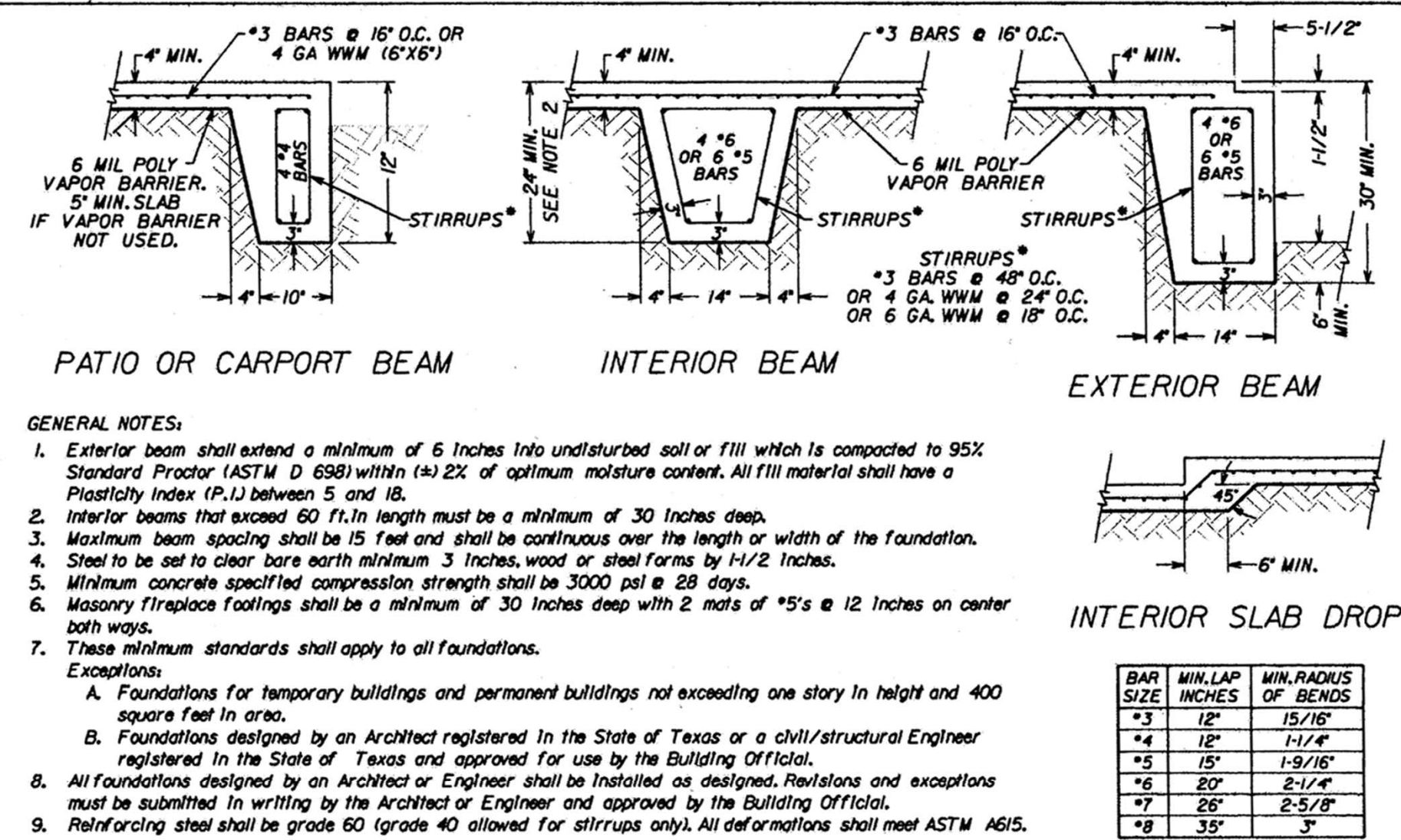


For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3  
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

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MINIMUM FOUNDATION STANDARDS

REV. C ~ OCTOBER 31, 2001 ~ SHEET 1 OF 1

BUILDING SERVICES DIVISION

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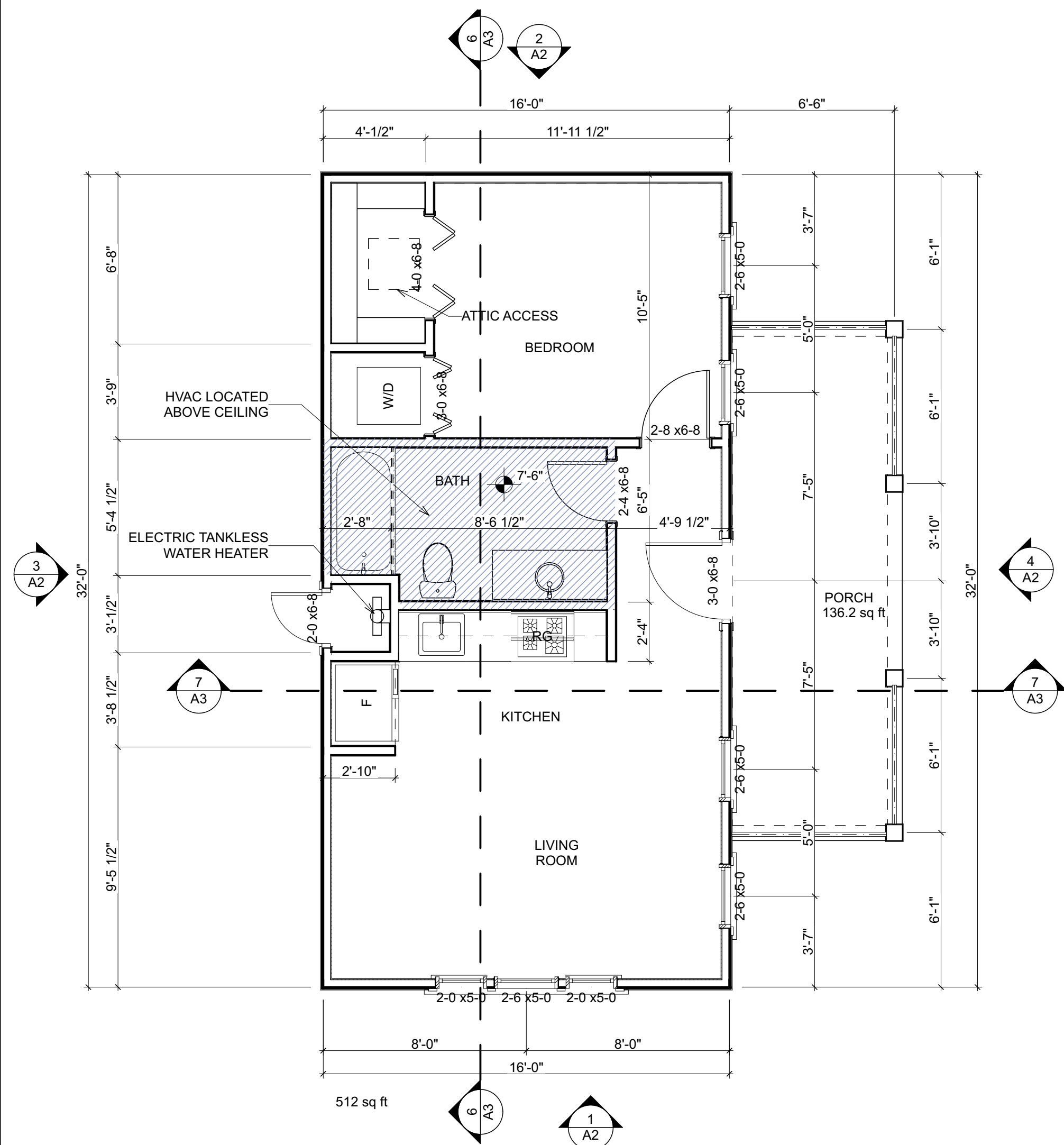
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GENERAL INFORMATION

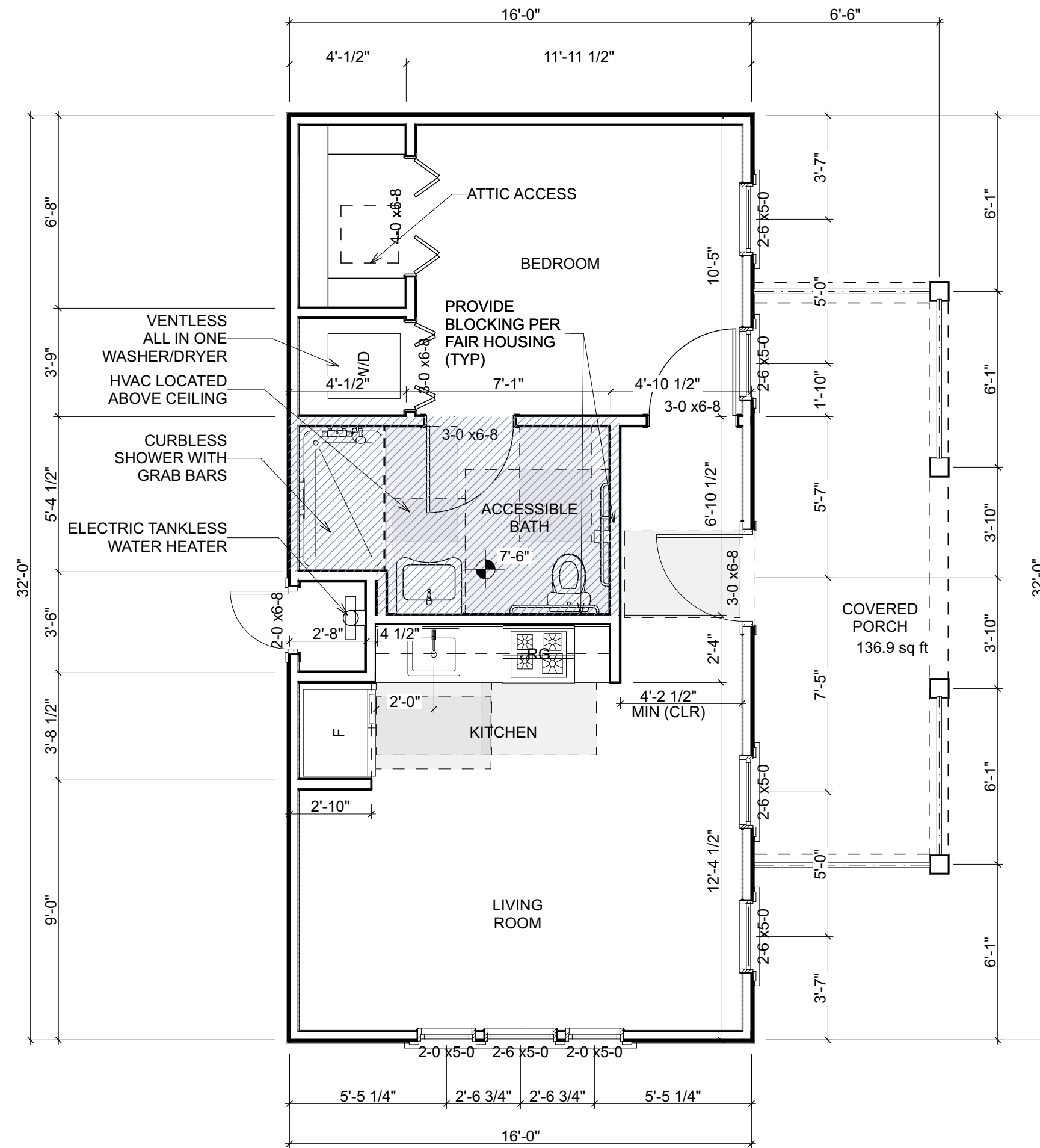
SHEET

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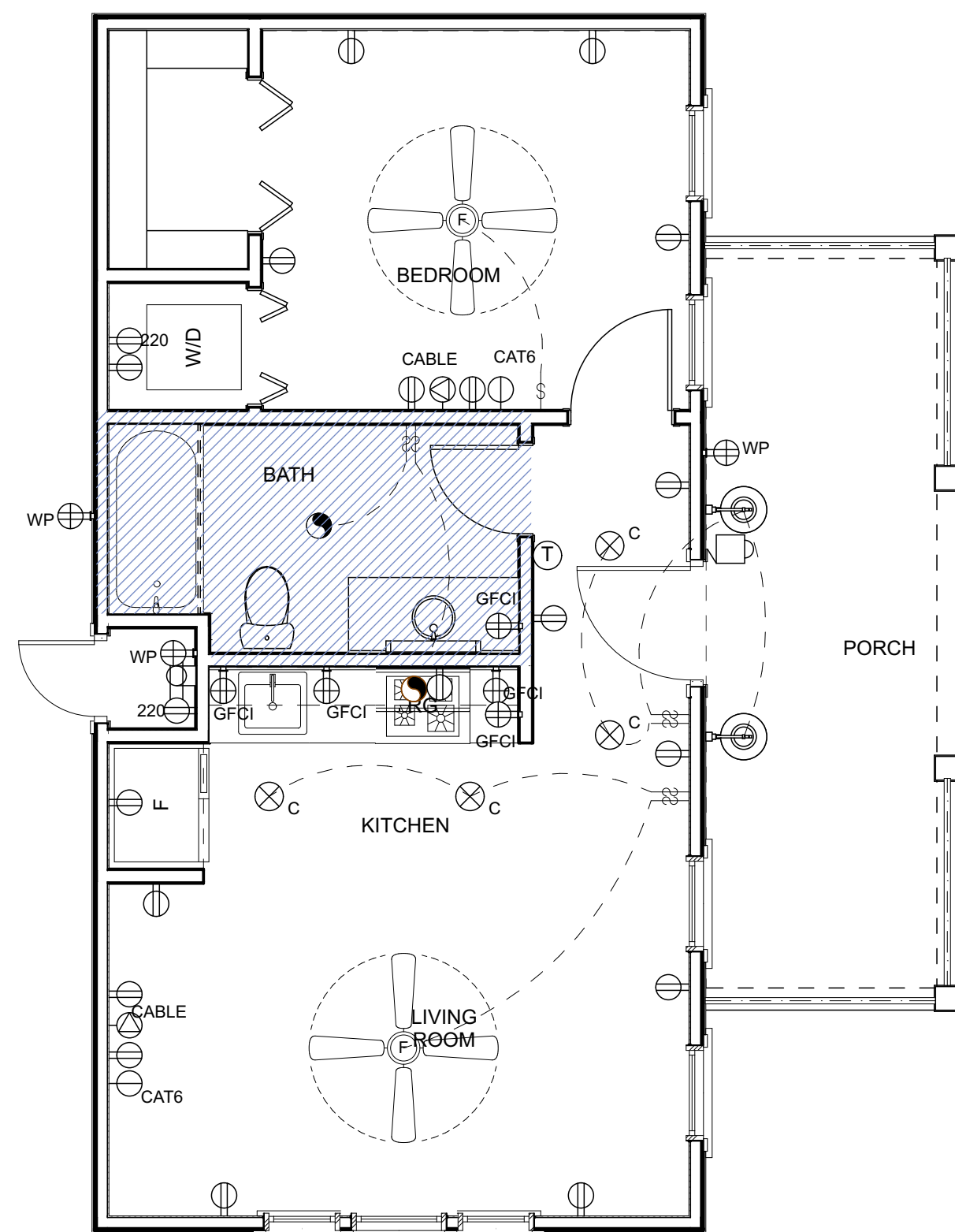




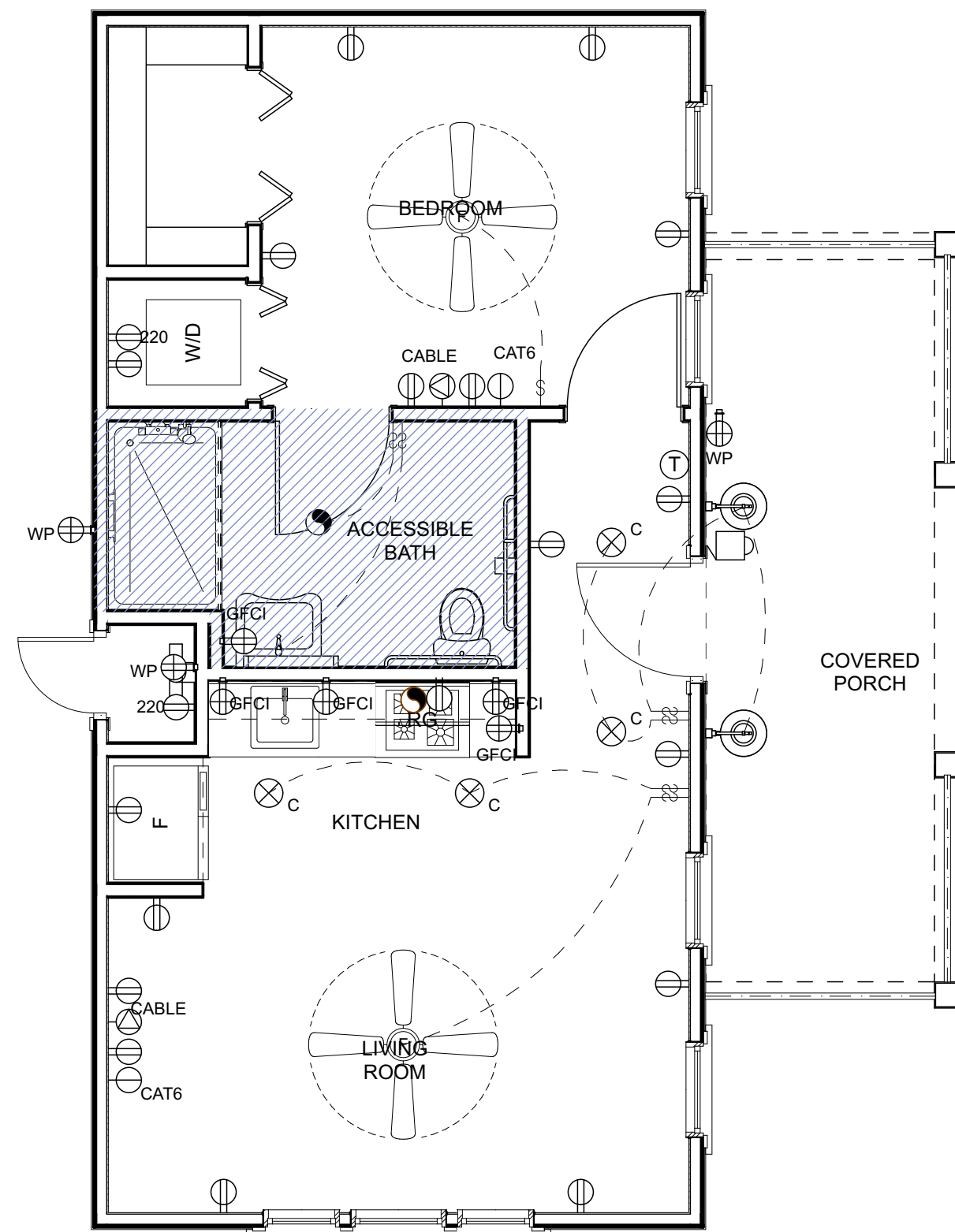
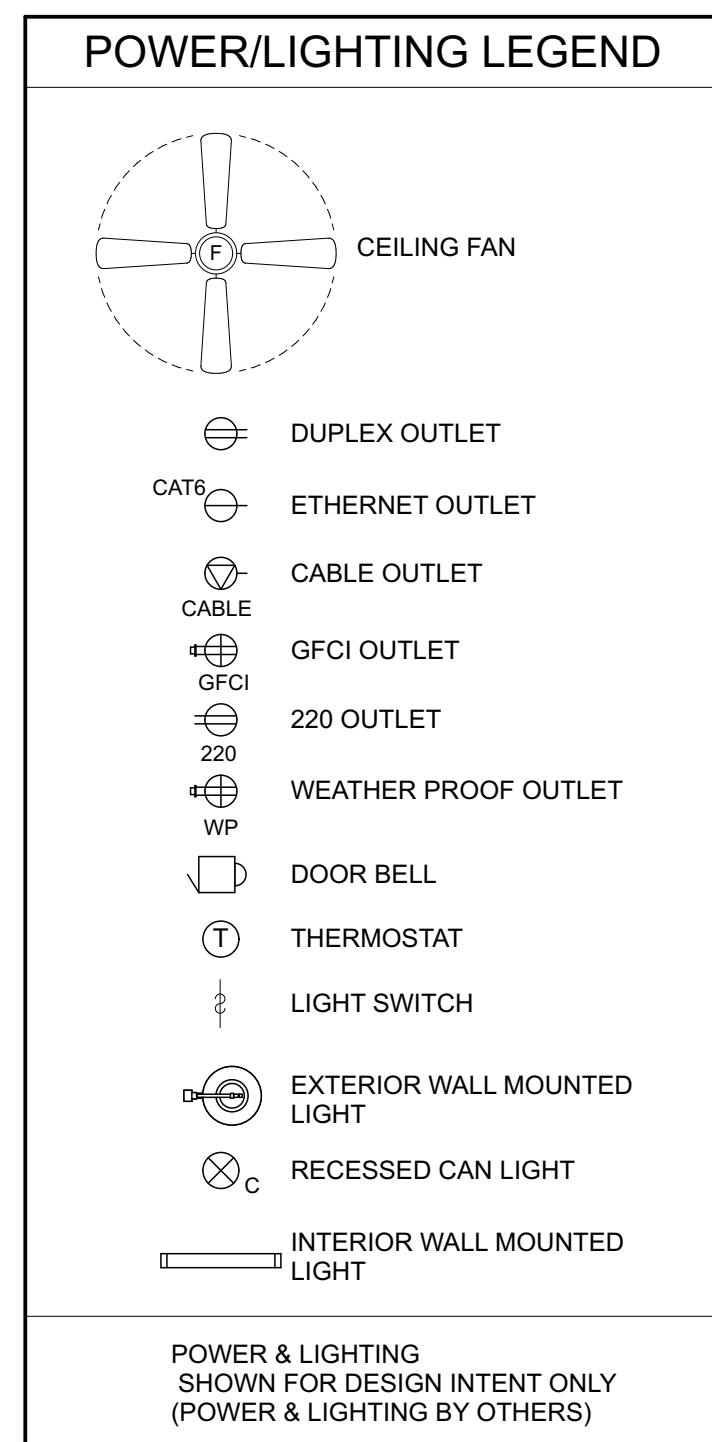
1 1 LEVEL 1 BED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



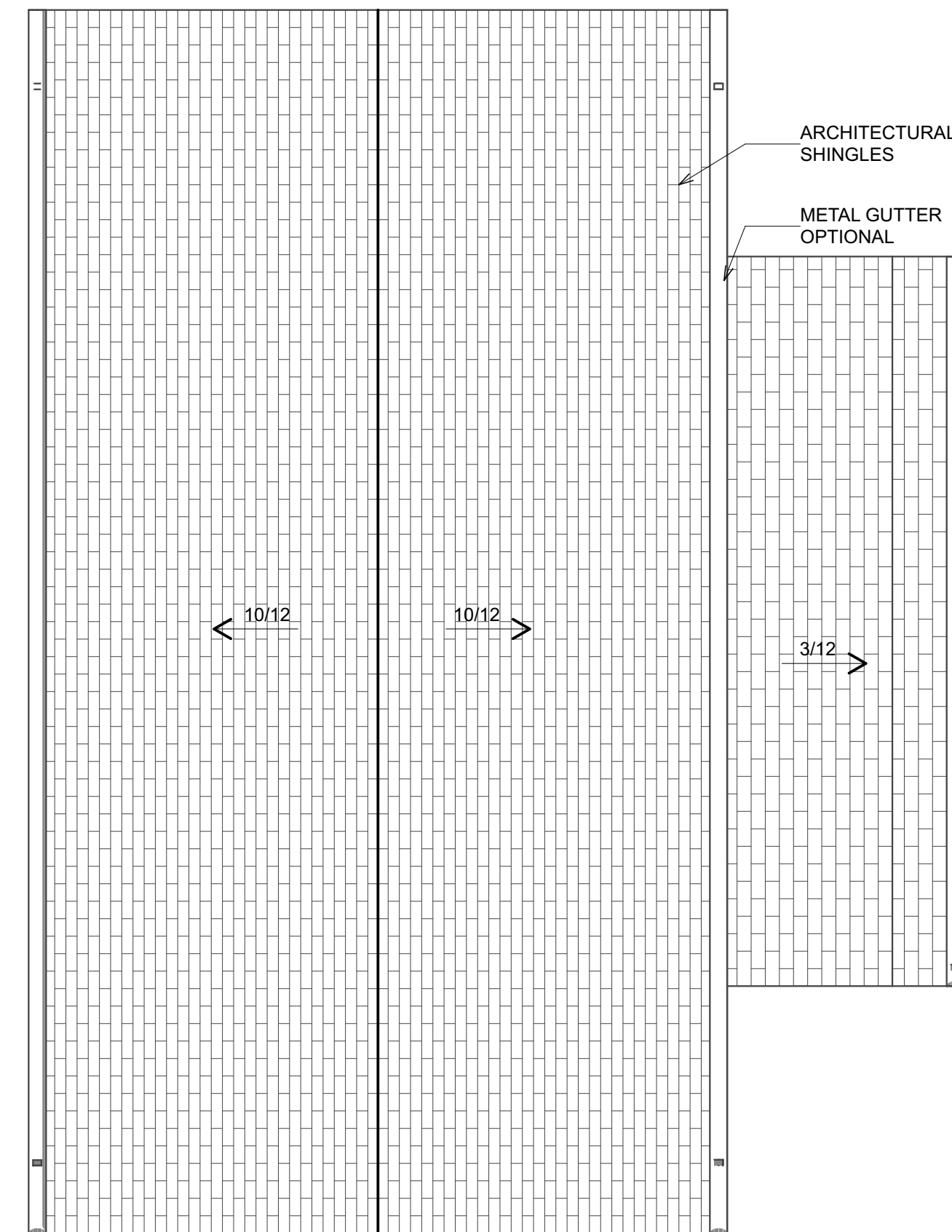
2 1 LEVEL 1 BED ACCESSIBLE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 TYPICAL POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



4 TYPICAL POWER & LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



6 1 LEVEL 1 BED ROOF PLAN  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN LEGEND**

SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES 2 HOUR FIRE RATED FLOOR CONSTRUCTION TO SEPARATE UNITS. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.

SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

**GENERAL NOTES**

- LOCATE AND MARK ALL UTILITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
- DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)
- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.
- FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...
- COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
- INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).
- NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS. NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS
- FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1
- EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.
- EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.
- SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

**CITY OF BRYAN**  
The Good Life, Texas Style.™

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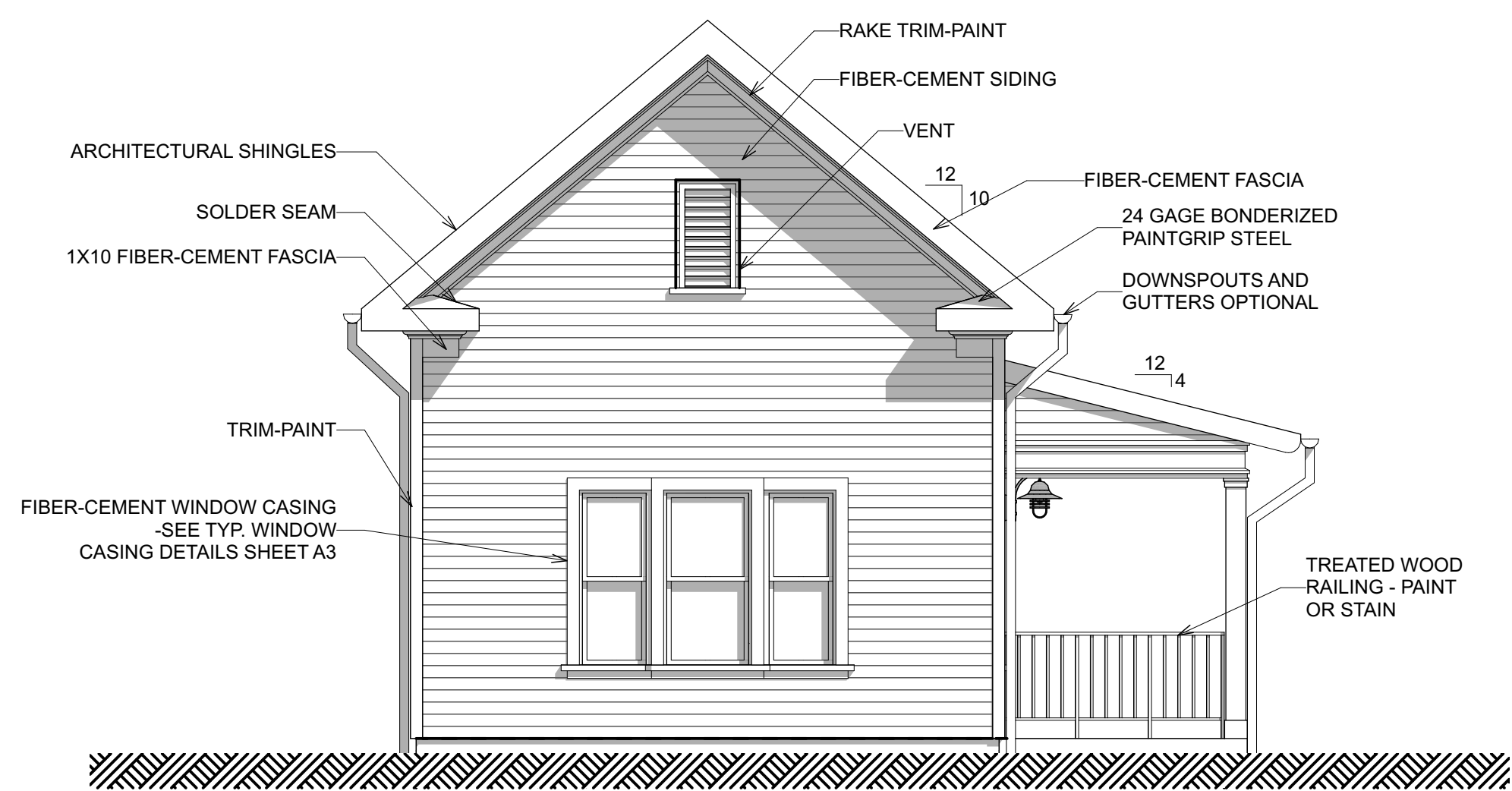
**FLOOR PLANS**

SHEET

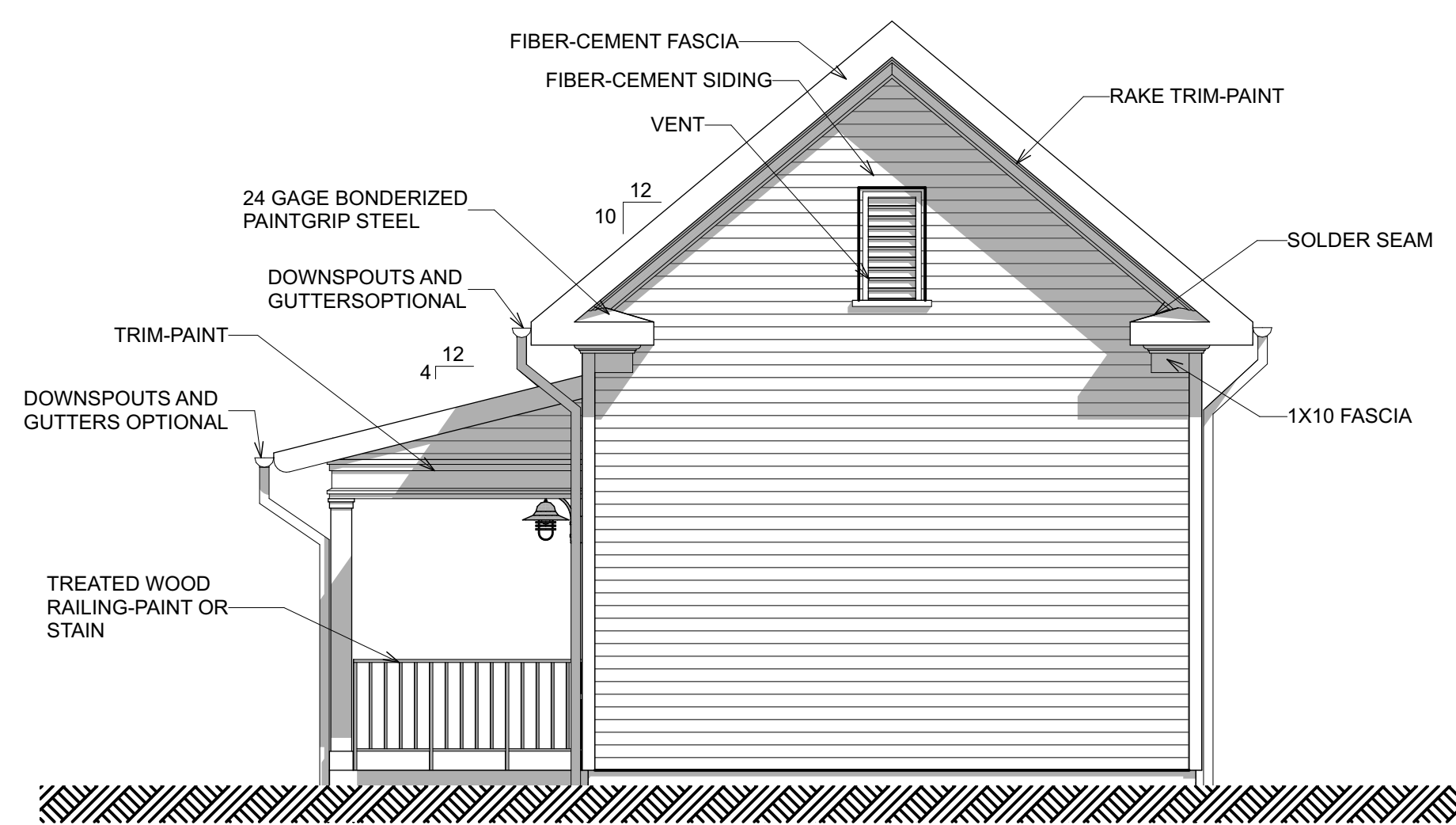
**A1**



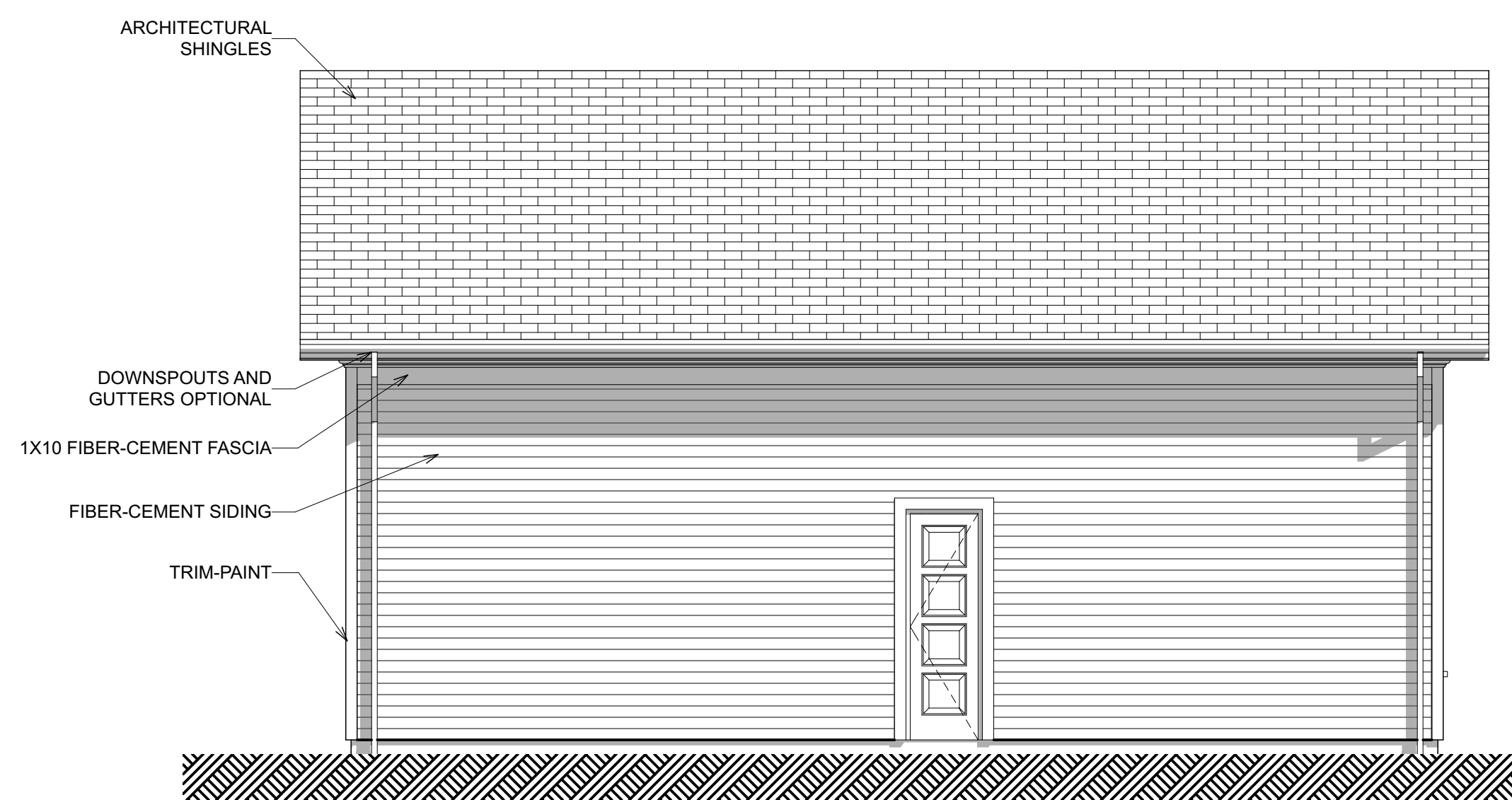
NOTE: REFER TO ATTACHED SPECIFICATIONS  
SECTION 09900 EXTERIOR PAINTS AND  
COATINGS FOR ALL EXTERIOR FINISHES.



1 LEFT ELEVATION - 1 LEVEL  
SCALE: 1/4" = 1'-0"



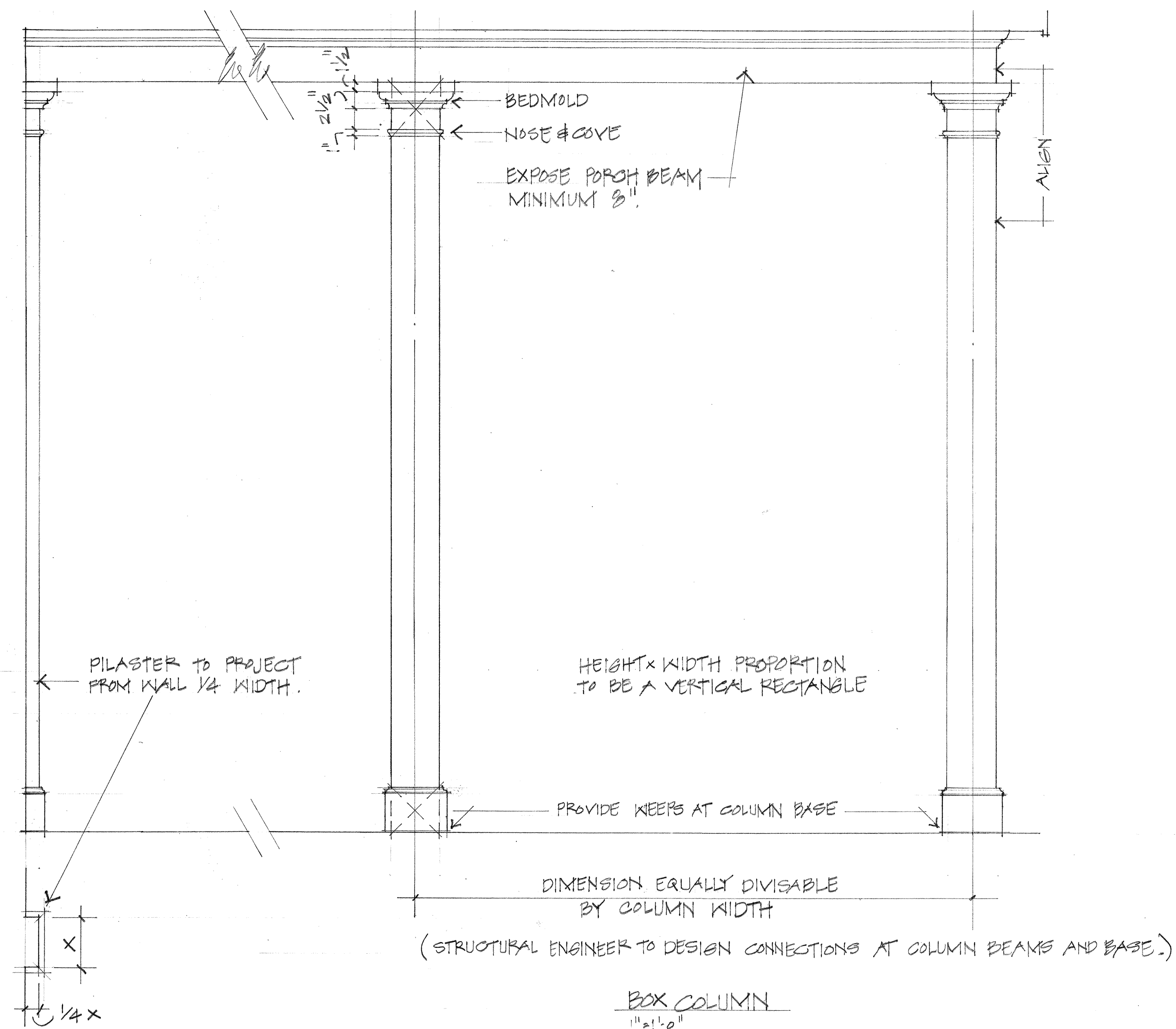
2 RIGHT ELEVATION - 1 LEVEL  
SCALE: 1/4" = 1'-0"



3 BACK ELEVATION - 1 LEVEL  
SCALE: 1/4" = 1'-0"

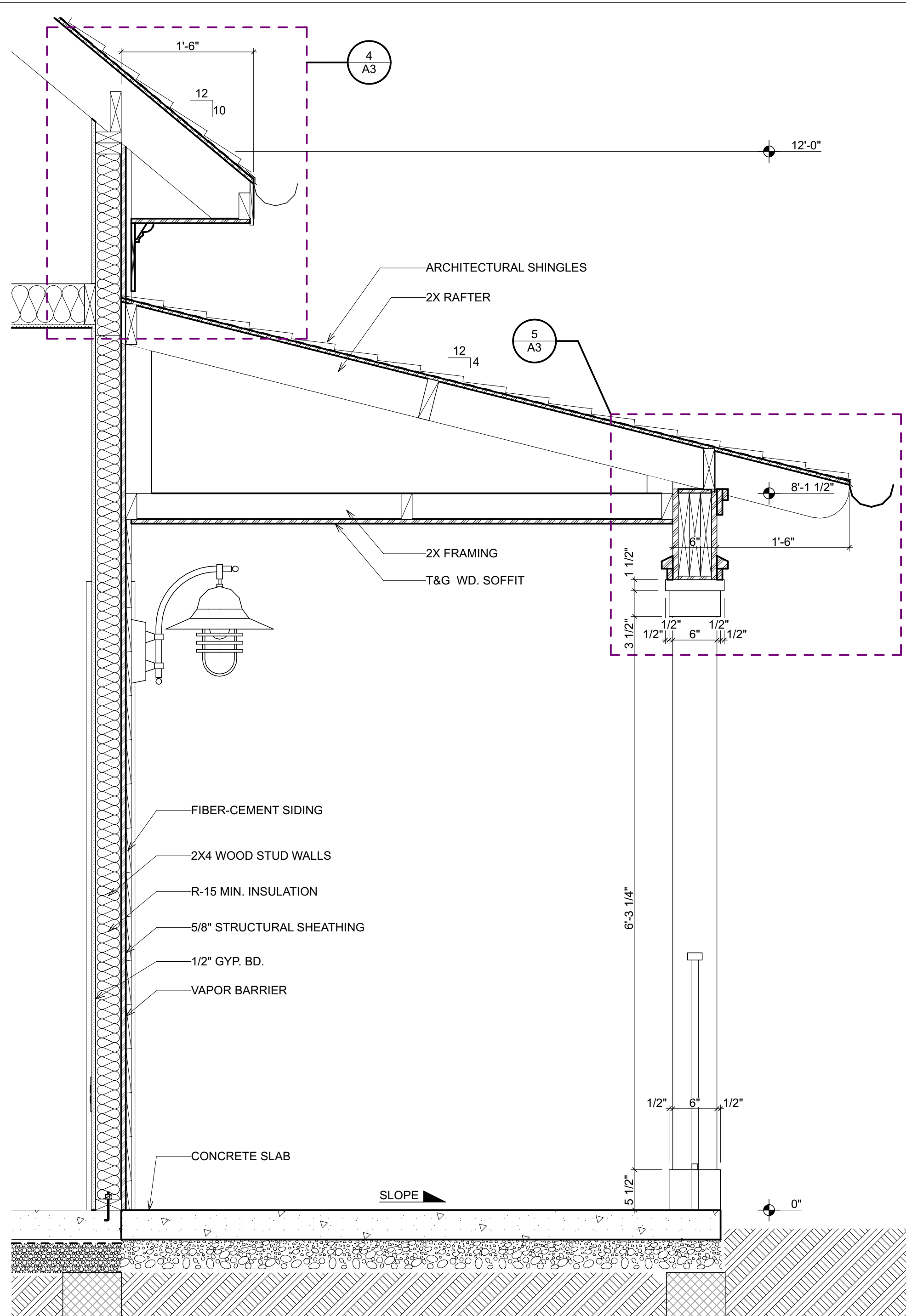


4 FRONT ELEVATION - 1 LEVEL  
SCALE: 1/4" = 1'-0"

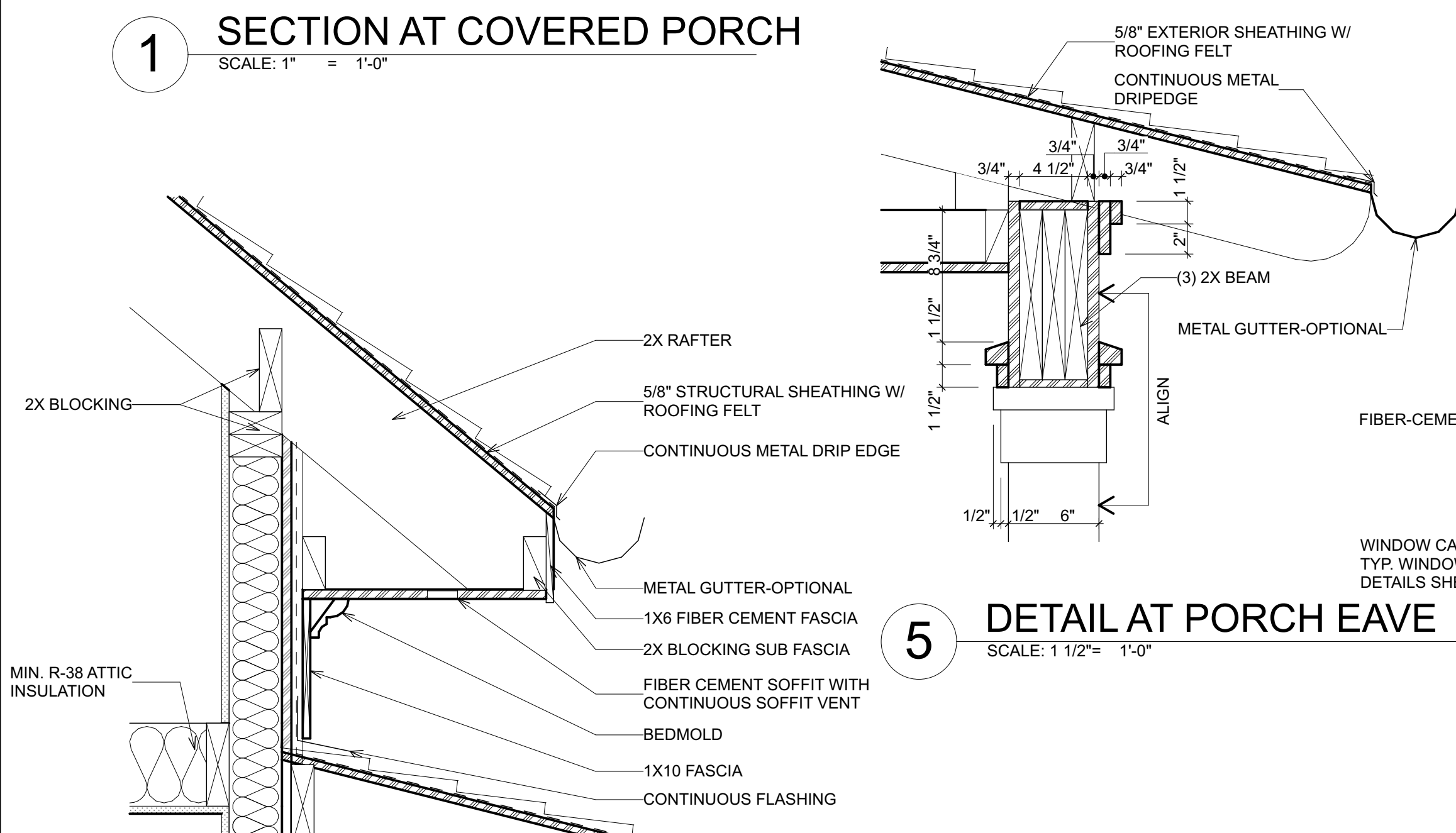


5 TYPICAL COLUMN DETAILS  
SCALE: 1" = 1'-0"

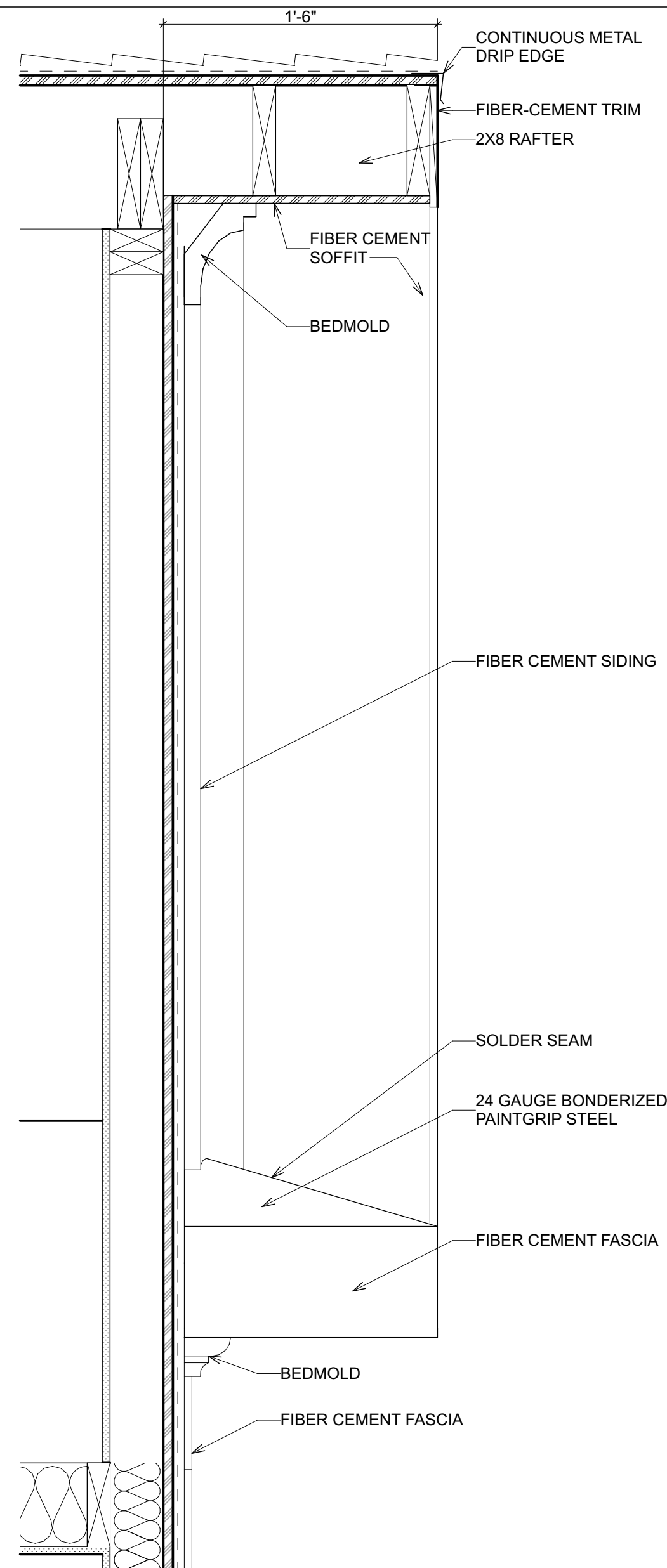




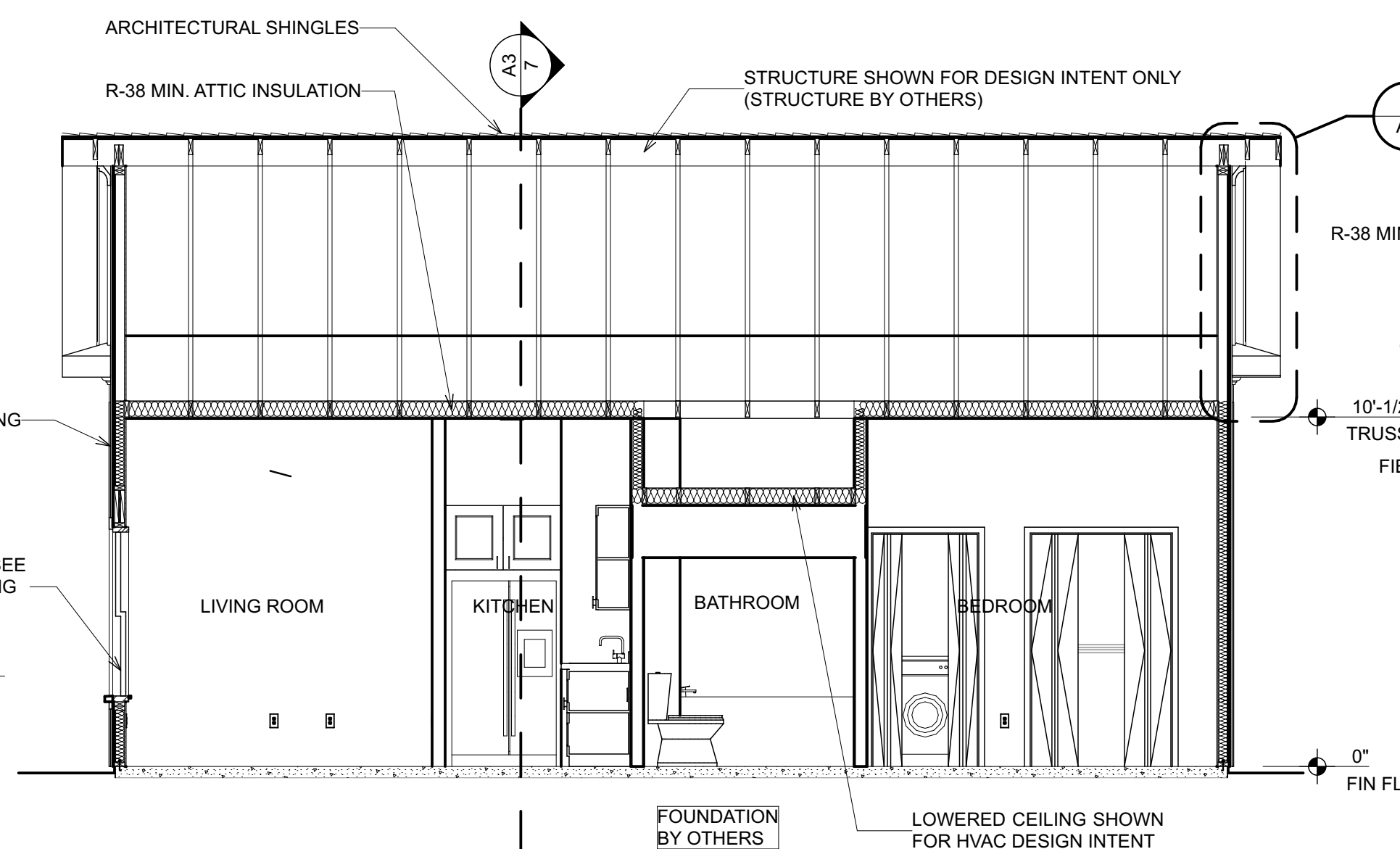
1 SECTION AT COVERED PORCH  
SCALE: 1" = 1'-0"



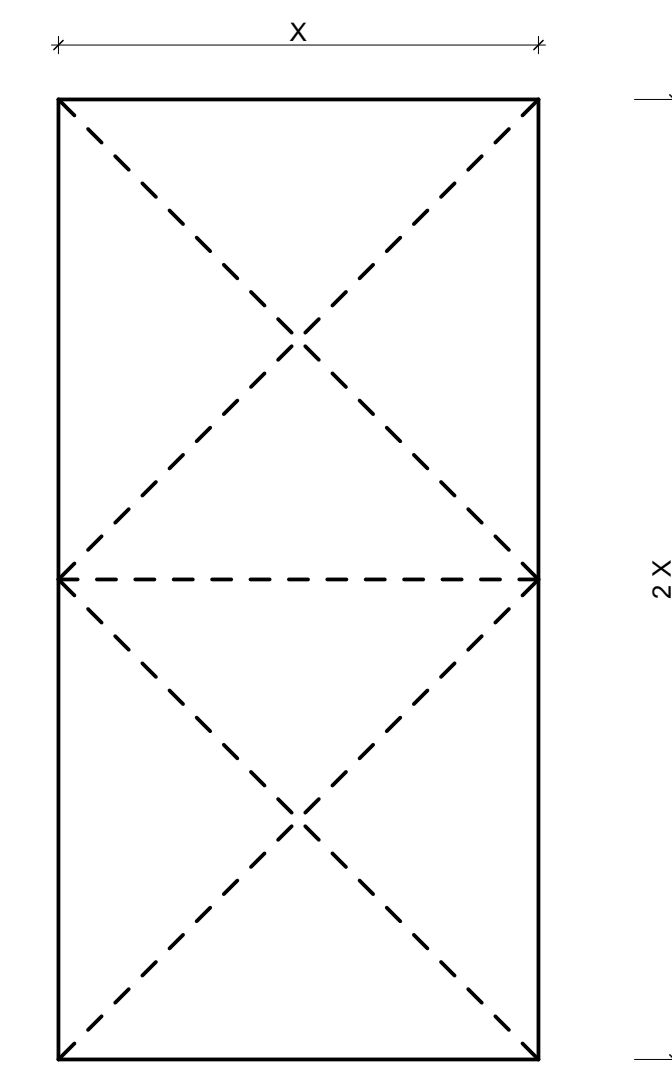
5 DETAIL AT PORCH EAVE  
SCALE: 1 1/2" = 1'-0"



2 DETAIL AT GABLE END  
SCALE: 1 1/2" = 1'-0"



6 LONGITUDINAL SECTION-1 LEVEL 1 BED  
SCALE: 1/4" = 1'-0"



WINDOW PROPORTIONS

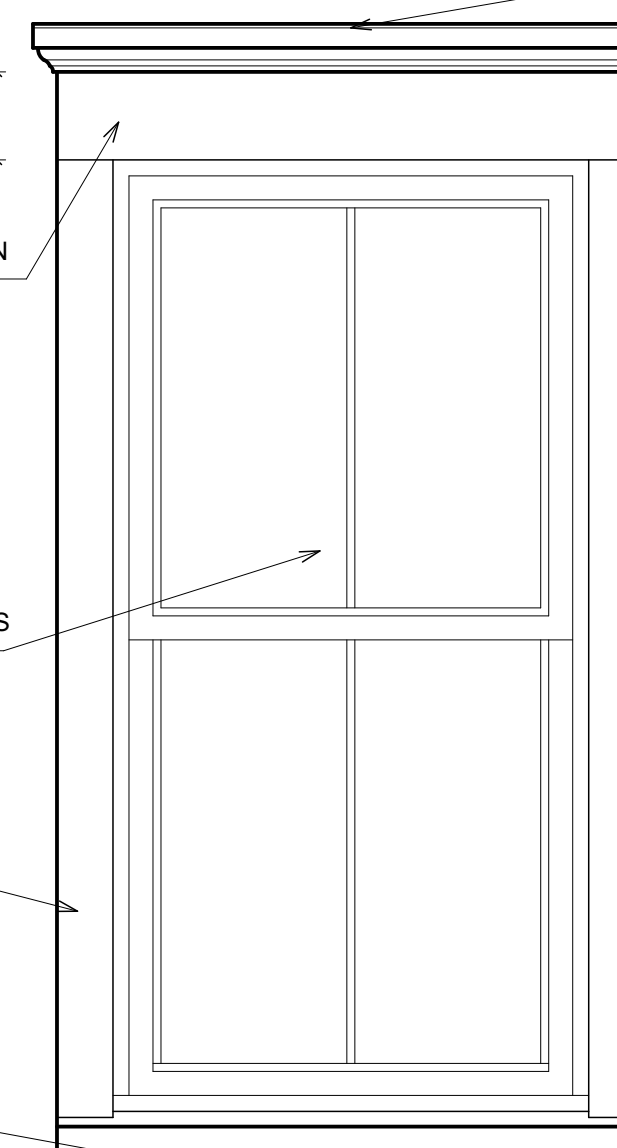
1:6 PROPORTION OF  
WINDOW WIDTH (MIN.)

HEAD CASING SHOULD BE  
EQUAL TO OR WIDER THAN  
THE JAMB CASING

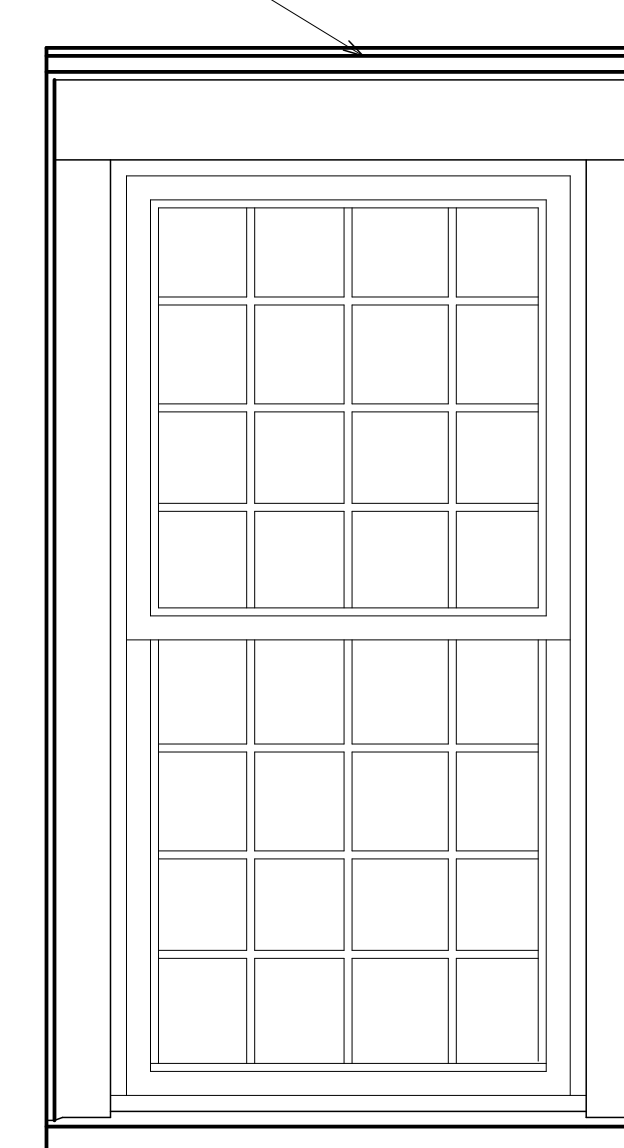
WINDOW PANES SHOULD  
BE VERTICAL RECTANGLES  
OR SQUARE

FIBER-CEMENT WINDOW  
CASING TYPICAL

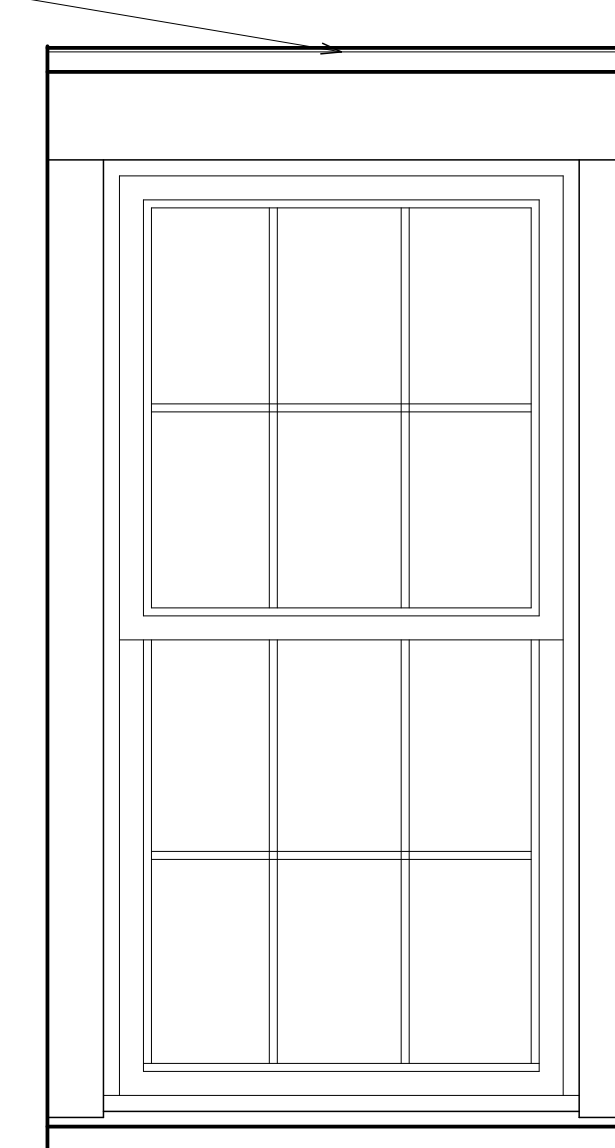
NO APRON CASING  
BELOW SILL



CROWNED HEAD  
CASING

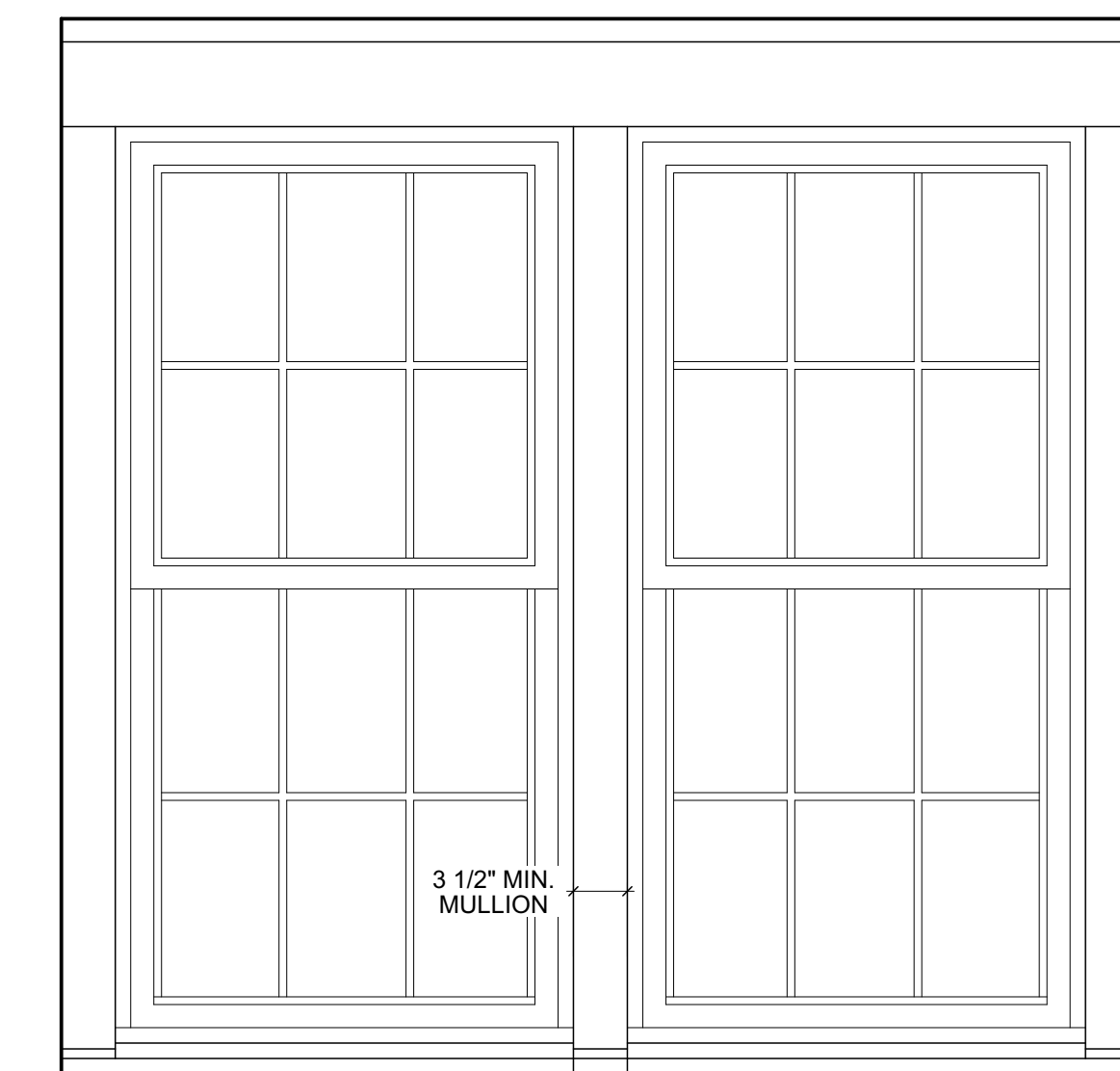


BANDED  
CASING



FLAT  
CASING

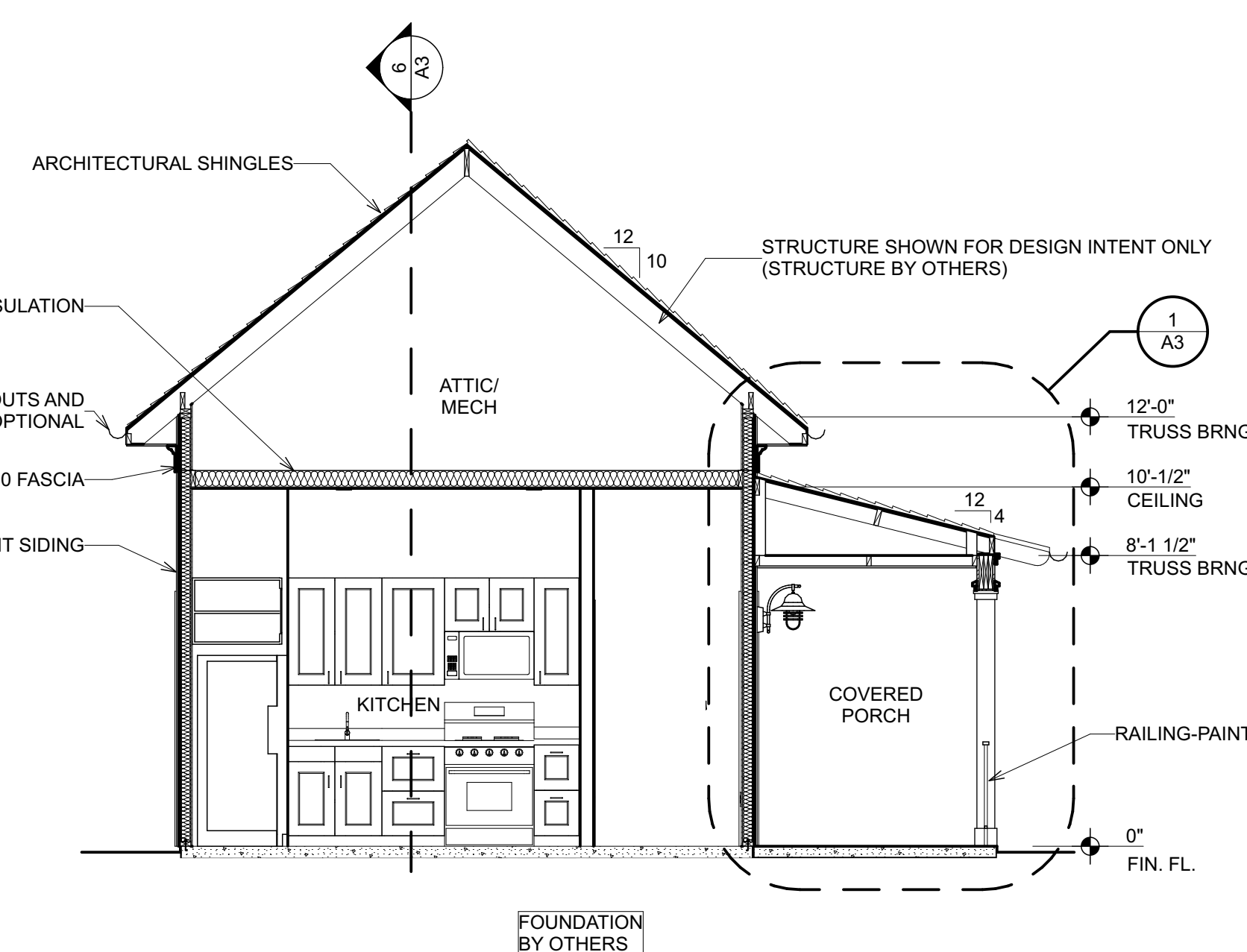
3 TYPICAL WINDOW CASING DETAILS  
SCALE: 1" = 1'-0"



GANGED WINDOWS

HEAD CASING DRIP CAP  
OVERHANG CASING 1"

NOTE: REFER TO ATTACHED SPECIFICATIONS  
SECTION 09900 EXTERIOR PAINTS AND  
COATINGS FOR ALL EXTERIOR FINISHES.



7 CROSS SECTION-1 LEVEL 1 BED  
SCALE: 1/4" = 1'-0"